



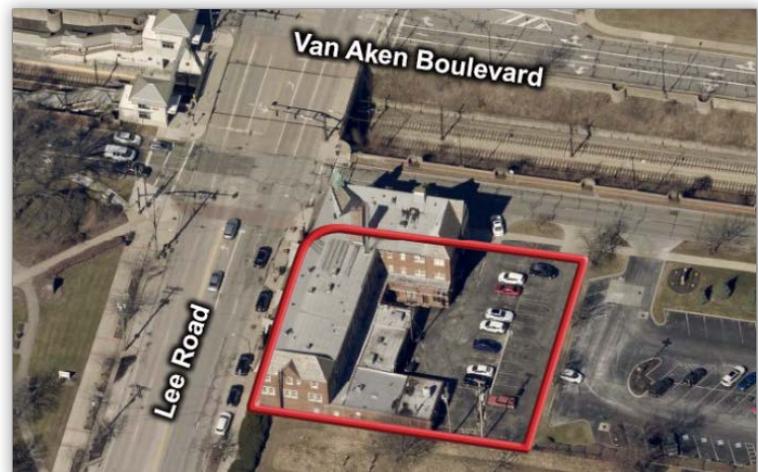
3427-3433 LEE ROAD
SHAKER HEIGHTS, OH 44120

LEASE RATE: \$1,350 - \$1,500/MO + UTILITIES



PROPERTY HIGHLIGHTS

- Available: 782 SF – 1,120 SF
- Suite 3431 (782 SF) former salon featuring open floor plan, welcome counter, storage closet, and 1 ADA-compliant restroom
- Suite 3433 (1,120 SF) former retail store featuring a wet bar, three-basin sink, walk-in freezer, and 1 ADA-compliant restroom
- Window Signage and Outdoor Signage Available
- Free parking on rear surface lot (±32 spaces) and street parking available
- Traffic Count: ±17,950



LISTING AGENTS

Sam Tecca
sam@gerspachergroup.com

Tim Shalala
tim@gerspachergroup.com

330.722.5002

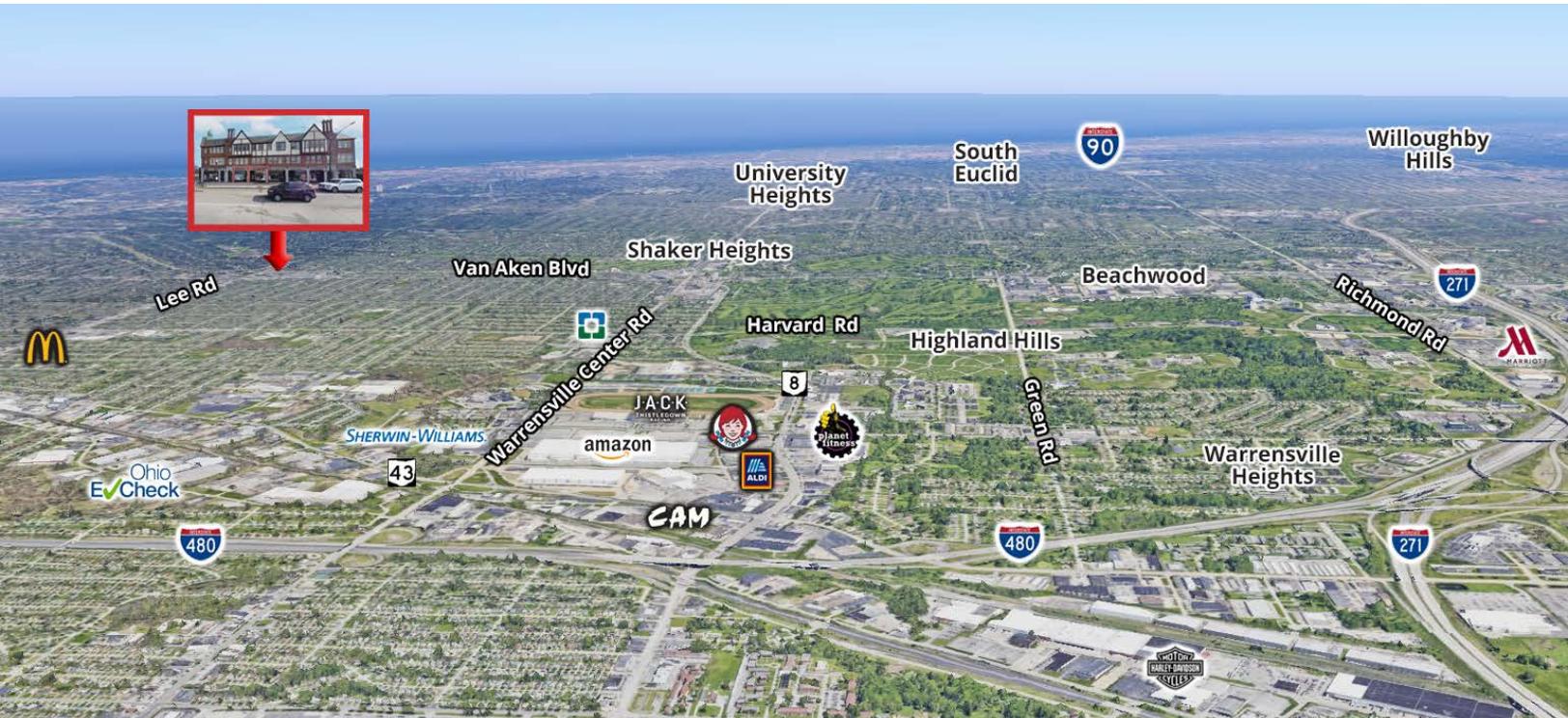


RETAIL SPACES FOR LEASE AT THE KINGSBURY BUILDING



**3427-3433 LEE ROAD
SHAKER HEIGHTS, OH 44120**

LEASE RATE: \$1,350 - \$1,500/MO + UTILITIES



PROPERTY OVERVIEW

The Kingsbury Building at 3427 Lee Road in Shaker Heights, offers a rare opportunity to lease retail space in one of Cleveland's most desirable suburbs. Located in a historic landmark district, the property enjoys high traffic counts, exceptional walkability, and outstanding visibility. Currently available are two retail storefronts of approximately 1,120 square feet (former retail store featuring wet bar, three-basin sink, walk-in freezer and one ADA-compliant restroom) and 782 square feet (former salon featuring open floor plan, welcome counter, storage closet and one ADA-compliant restroom). This space is an ideal fit for retailers seeking a high-profile neighborhood presence, boutique retail or service providers looking for high foot traffic.

LOCATION OVERVIEW

Situated in the heart of the Shaker Heights Civic Center District, The Kingsbury Building is adjacent to Shaker Town Center which has consistently remained a hub for national retailers (Heinen's Market being the anchor tenant), local shops, dining, and essential services that draw consistent traffic. The property is located approximately 12 minutes (4.8 miles) from the I-271 Expressway. Nearby attractions include Cleveland Museum of Art (13 minutes / 4.5 miles) as well as Cleveland Museum of Natural History (15 minutes / 5 miles)

DEMOGRAPHICS

	1 Mile	3 Miles	5 Miles
Total Population	7,968	47,224	146,554
Total Units	3,660	21,544	65,725
Median Income	\$63,732	\$66,245	\$59,501

The information contained herein is from sources deemed reliable but no warranty or representation is made to the accuracy thereof.

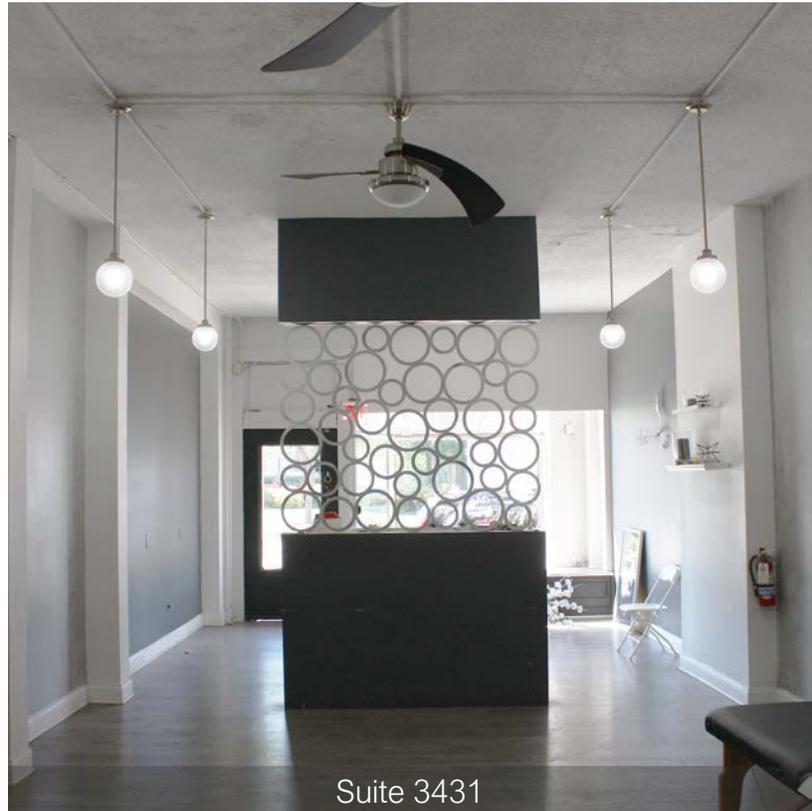
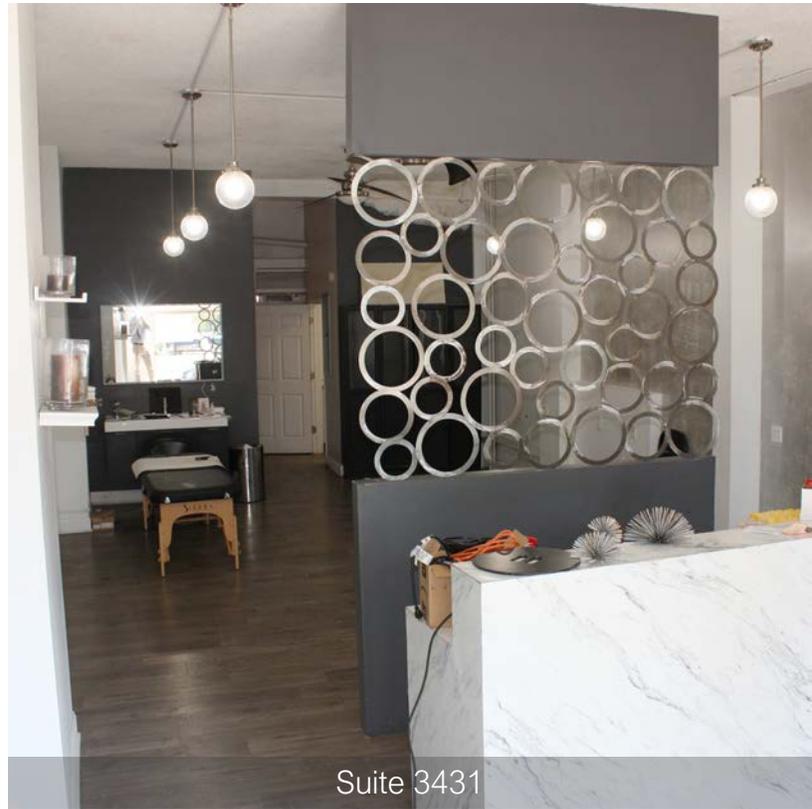


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Suite 3431

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